

Appendix A - Quarter one 2022/23 Summary Report

Cambridge City Proactive work activities relating to energy efficiency standards of private rented sector property

The first quarter began with reviewing relevant energy performance data first collated between 2019 and 2021.

This review determined that of the 483 domestic properties originally identified, **277** were found to still be potentially in breach of the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015, (MEES regulations).

These were then split down into specific groups:

- Those that can reach an EPC rating of E and above
- Those that cannot reach an EPC rating of E and above
- Those that have expired EPC's

Proactive work then began on contacting the first batch of relevant persons associated with those properties that the Council believes are currently F or G rated but can achieve an EPC rating of E or above.

The first batch of proactive contact has been very successful. Of the 48 first contact letters sent out **36** responded and informed the Council that either the energy performance of the property in question had been improved in recent months or that works were currently being carried out to bring the property in line with the regulations. Ongoing review of these properties is being pursued on a case-by-case basis as necessary with relevant evidence being requested to ensure certainty of responses.

Of the remaining 12 who did not respond to the first contact letter, **9** responded once a second letter was sent to indicate works had been or were in the process of being completed, these are therefore also now subject to the same ongoing review on a case-by-case basis as necessary and as detailed above.

The 3 remaining properties within this initial batch have been subject to further direct investigation including door knocks to determine if they are still being rented out, and if so determine the current occupancy arrangements which has revealed that the best course of action in relation to 1 of these addresses would be to move to enforcement in respect of issue of a compliance notice.

Alongside this, work is also being carried out to monitor, check, and approve any exemptions that have been applied for through the private sector housing exemptions register.

There are currently 11 properties within the city that have exemptions registered in relation to. Each of these has been individually reviewed and contact made with landlords / property managers where necessary to ensure valid exemptions are accurately recorded and invalid exemptions are removed, and necessary alternative action is taken to secure compliance with the regulations.

3 of these reviewed exemption applications have now been fully approved. All others have been contacted and are being progressed on a case-by-case basis, 4 are awaiting final paperwork to come through to the Council prior to approval and the remaining 4 are currently being advised by the dedicated officer within the Councils Residential Team to ensure the exemption applications relating to them are fully complete prior to them also then being subject to thorough pre-approval review.

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